



# NOTICE OF PUBLIC HEARING

**SUB 16-01**

**Del Boca Vista Subdivision**

**October 10, 2016 at 6PM**

**Public Notice** is hereby given that the **City of Sherwood Hearing Officer** will conduct a public hearing on **Monday, October 10, 2016 at 6:00 PM** at the Sherwood City Hall, Community Room, 22560 SW Pine St, Sherwood, Oregon, on the following land use matter:

**Proposal:** The applicant proposes to subdivide a 3.63 acre lot into 13 individual lots for single family detached homes. The property is in the Medium Density Residential High zone with densities between 5.5 to 11 units per net buildable acre. The lots are proposed to range in size from 5,011 to 8,204 square feet. The applicant proposes right in, right out access to Highway 99W for the subdivision with a new local street and pedestrian and emergency only access to nearby SW Pinehurst, a cul de sac.

**Case File No.:** SUB 16-01

**Tax Map/Lot:** 2S121B0000201

**Location:** on the southeast side of 99W,  
South of SW Meinecke Pkwy.

**Owner: Myers, Boyd, and Bess LLC**  
P.O. Box 565  
Dundee, OR 97115

**Applicant:** Mult/Tech  
1155 13<sup>th</sup> Street S.E.  
Salem, OR 97302

**Applicant's Contact:** Jeff Bolton, 503-363-9227

**Staff Contact:** Michelle Miller, AICP Senior Planner 503-625-4242, [millerm@sherwoodoregon.gov](mailto:millerm@sherwoodoregon.gov)

**Find out about the project on the City's website:**

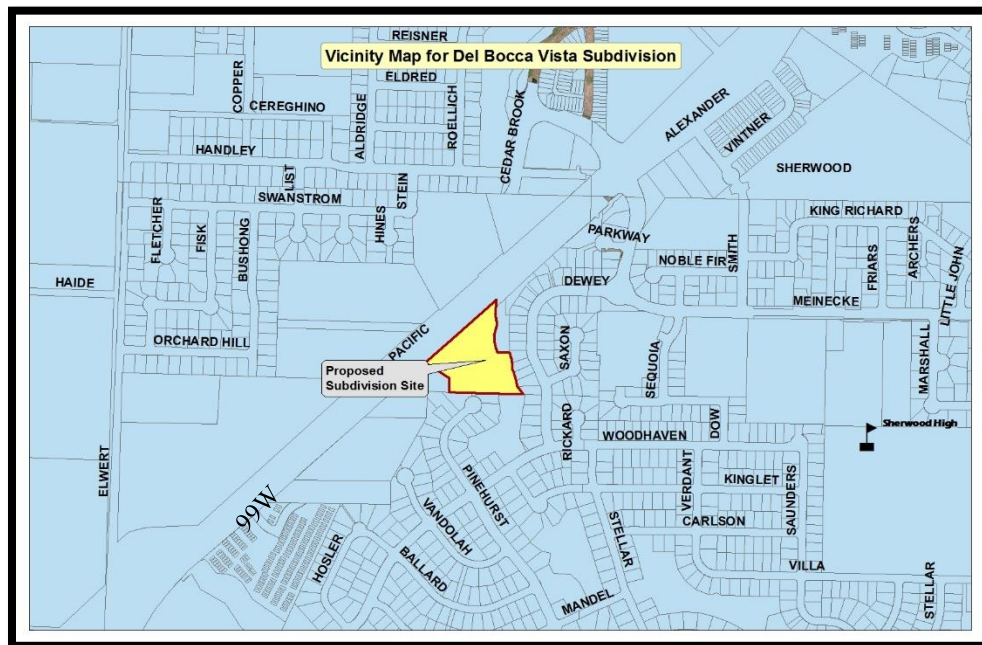
**<http://www.sherwoodoregon.gov/planning/project/del-boca-vista-subdivision>**

**Hearing Process:** This is a quasi-judicial land use action; therefore, the decision will be made by the Hearing Officer, after a public hearing. Any appeal would be heard by the Planning Commission.

**The following chapters of the Sherwood Zoning and Community Development Code are applicable to this proposal:** 16.12 (Residential Land Use Districts), 16.58 (Clear Vision and Fence Standards), 16.72 (Procedures for Processing Development Permits), 16.92 (Landscaping), 16.94 (Off Street Parking and Loading), Division VI. Public Infrastructure- 16.106 (Transportation Facilities), 16.110 (Sanitary Sewers), 16.112 (Water), 16.114 (Storm), 16.116 (Fire Protection), 16.118 (Public and Private Utilities), Division VII. (Land Division), 16.120 (Subdivision), 16.128, (Land Division Design Standards) Division VIII. Environmental Resources, 16.142 (Parks, Trees, and Open Spaces).

**Provide your comments in writing or at the hearing:** Anyone may testify at the hearing verbally or in writing. Oral and written public testimony regarding this matter will be accepted at the hearing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140. Attn: Michelle Miller, AICP, Senior Planner

The staff report is available for review seven days before the public hearing. Public testimony should be limited to the findings of fact in the Staff Report, the above criteria or other City or State applicable land use standards. **Only those persons who submit written comments or appear in person before the Hearing Authority may appeal the decision.** Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal, on said issue, to the Appeal Authority or State Land Use Board of Appeals (LUBA).



Proposed 13 Lot Subdivision Layout for Del Bocca Vista

